

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

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| (1) DEPARTMENT Planning and Building | (2) MEETING DATE 10/7/2014 | (3) CONTACT/PHONE Brian Pedrotti, Planner III / 805-788-2788 | |
| (4) SUBJECT Submittal of the revised Complete Communities Survey (Clerk's File) that identifies infrastructure needs and strategies to fund and implement needed improvements to infrastructure and public facilities in four unincorporated communities: Nipomo, San Miguel, Oceano, and Templeton. Districts 1 and 4. | | | |
| (5) RECOMMENDED ACTION It is recommended that the Board receive and file the revised Complete Communities Survey (Clerk's File). | | | |
| (6) FUNDING SOURCE(S) Strategic Growth Council Grant | (7) CURRENT YEAR FINANCIAL IMPACT \$0.00 | (8) ANNUAL FINANCIAL IMPACT \$0.00 | (9) BUDGETED? Yes |
| (10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____) | | | |
| (11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A | | | |
| (12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A | | (13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A | |
| (14) LOCATION MAP N/A | (15) BUSINESS IMPACT STATEMENT? No | (16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>April 1, 2014</u> | |
| (17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe | | | |
| (18) SUPERVISOR DISTRICT(S) District 1 and 4 | | | |

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Brian Pedrotti, Planner III / 805-788-2788

VIA: Trevor Keith, Policy and Programs Division Manager

DATE: 10/7/2014

SUBJECT: Submittal of the revised Complete Communities Survey (Clerk's File) that identifies infrastructure needs and strategies to fund and implement needed improvements to infrastructure and public facilities in four unincorporated communities: Nipomo, San Miguel, Oceano, and Templeton. Districts 1 and 4.

RECOMMENDATION

It is recommended that the Board receive and file the revised Complete Communities Survey (Clerk's File).

DISCUSSION

The Complete Communities Survey (CCS) is attached (Clerk's File) for your Board to receive and file. The CCS is a document consisting of four major components: the Communities Research Summary, the Facilities Inventory, the Funding and Financing Plan, and the Facilities for a Complete Community. The CCS focuses on four unincorporated communities in the county: San Miguel, Templeton, Oceano, and Nipomo.

On April 1, 2014, staff originally presented the CCS to the Board of Supervisors. Several Supervisors expressed concerns with various aspects of the document, including too much boilerplate language, the need for a strategic fiber optic plan, and a general request to identify each community as unique. For additional background on the CCS and a summary of its findings, please see the attached staff report from the April 1, 2014 Board of Supervisors meeting (Attachment 3).

To address the concerns expressed at the April 1 Board meeting, staff has revised several parts of the CCS, including a significant portion of the Facilities for a Complete Community and the Facilities Inventory. A marked-up copy of the Facilities for a Complete Community is attached (Attachment 1) that shows changes from the version presented to your Board in April 2014. A clean copy of the entire CCS is available (Clerk's File). The revisions include:

- Providing a more tailored description of each unique community, with references to their specific design plans and community plans. For instance, the Oceano Revitalization Plan was added to the Oceano section, as well as a revision to language emphasizing the significance of necessary sidewalk improvements.
- Clarifying some of the unique resource constraints and challenges for each community. For instance, in Nipomo, water supply was highlighted as a greater priority following input from the Nipomo Community Service District and other members of the community.
- Providing current information on the strategic fiber optic plan for the County in the Utilities section of the Facilities Inventory document. Due to the uncertainties in the long-term strategy for fiber optics, no costs have been provided in the Facilities Inventory or funding and financing strategies in the Funding and Financing Plan. As information becomes available, staff will add this information to the plan.

- Eliminating and adding various funding and financing mechanisms after consulting with County Public Works, changes that were discussed with the Board of Supervisors on April 1, 2014. This includes removal of General Flood Control District reserve funds and General Obligation Bonds as funding sources for utility and transportation infrastructure.
- Various minor changes, including the addition of workforce housing (Research Summary), confirming the absence of park-n-ride facilities in Oceano (Facilities Inventory), and revising the acreage for the Nipomo Regional Park (Facilities Inventory).

OTHER AGENCY INVOLVEMENT/IMPACT

County Public Works, other County departments, Cal Fire, and the community services districts for the four affected communities were consulted and/or involved in the preparation and revision of this study.

FINANCIAL CONSIDERATIONS

The Complete Communities Survey was prepared for a cost of \$84,800. It was funded through a Sustainable Communities Planning Grant from the California Strategic Growth Council. The County provided a supporting match of in-kind staffing worth approximately \$21,000 in budget funds as part of Department operations.

RESULTS

The Complete Communities Survey provides important information for your Board, County staff, community services districts, and the public that can be used in capital improvement planning and budgeting for infrastructure and public facilities in the communities of San Miguel, Templeton, Oceano, and Nipomo.

ATTACHMENTS

Attachment 1 - Public Facilities for a Complete Community - Marked Up
 Attachment 2 - Complete Communities Survey (Clerk's File)
 Attachment 3 - Board of Supervisors Staff Report, April 1, 2014